
AGENCY: Office of State Budget

SUBJECT: Permanent Improvement Projects

Budget and Control Board approval is requested for the following permanent improvement project establishment requests and budget revisions which have been reviewed favorably by the Joint Bond Review Committee:

(a) Summary 2-2007: JBRC Item 1. Clemson University

Project: 9752, Cooper Library – HVAC Improvements – Phase II

Request: Increase budget to \$6,005,048 (add \$500,000 Other, Institutional Capital Project Funds) to do Phase II of HVAC improvements to the Cooper Library at Clemson. Additional funds are needed to bid this phase, based on current cost estimates, and to provide temporary HVAC equipment to serve the library and keep it operational during construction. The work will include replacing old air distribution and filtration systems, piping, pumps and controls. Existing equipment is worn out and inadequate and improvements are needed to maintain appropriate temperature and humidity levels to protect the collections from mold. The agency reports the total projected cost of this two-phase project is \$6,005,048 and no additional annual operating costs will result from the project.

(b) Summary 2-2007: JBRC Item 4. Clemson University

Project: 9850, Kinard Laboratory – HVAC Renovations

Request: Increase budget to \$2,125,000 (add \$500,000 Other, Institutional Capital Project Funds) to provide sufficient funds to replace the HVAC system in the Kinard Laboratory at Clemson. During design, Clemson decided to provide four air handling units, one per floor, instead of replacing the single air handling unit. Due to limited space within the building, a tower to house the units will also be constructed. These changes will provide more reliability to the system, be more cost effective and are needed to expand the current capacity. The agency reports the total projected cost of this project is \$2,125,000 and no additional annual operating costs will result from the project.

(c) Summary 2-2007: JBRC Item 5. Clemson University

Project: 9857, Boiler No. 4 Emissions Control Equipment Upgrade

Request: Increase budget to \$2,800,000 (add \$1,400,000 Other, Institutional Capital Project Funds) to cover the revised estimated cost to upgrade Boiler 4 to meet new permit limits required by the Environmental Protection Agency for stack emissions at Clemson. The improvements needed include replacing the existing baghouse, adding emissions control and monitoring equipment, and relocating existing underground utilities. The cost will also include EPA/DHEC compliance testing needed to show that emissions from the plant are in compliance with acceptable standards. Costs have escalated due to economic conditions that have driven up costs for cement and other materials. The agency reports the total projected cost of this project is \$2.8 million and additional annual operating costs ranging from \$45,000 to \$54,450 will result in the three years following project completion. (See Attachment 1 for additional annual operating costs.)

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- (d) Summary 2-2007: JBRC Item 13. Lander University
Project: 9524, Grier Student Center, Cultural Center and Johnston Commons Roof Replacements
Request: Increase budget to \$1,520,320 (add \$525,799 Other, Institutional Funds) to complete funding for roof replacements for the Grier Student Center, the Cultural Center and Johnston Commons at Lander. The roof systems have failed and water intrusion has resulted. The agency reports the total projected cost of this project is \$1,520,320 and no additional annual operating costs will result from the project.
- (e) Summary 2-2007: JBRC Item 14. SC State University
Project: 9633, 1964 Russell Street Land Acquisition
Request: Establish project and budget (\$10,000 Other, Institutional Capital Project Funds) to cover the cost of an appraisal, environmental study and other investigative studies required to adequately evaluate property. SC State is considering the purchase of approximately .90 acres of land on Russell Street to provide space for the expansion and development of the University's campus. The agency reports the total projected cost of this project is \$250,000 and additional annual operating costs ranging from \$2,300 to \$2,500 will result in the three years following project completion. (See Attachment 2 for additional annual operating costs.)
- (f) Summary 2-2007: JBRC Item 26. Budget and Control Board
Project: 9815, Energy Facility Cooling Tower #1 Replacement
Request: Establish project and budget (\$279,400 Other, Depreciation Reserve funds) to replace cooling tower #1 at the Budget and Control Board's Energy Facility to maintain cooling for the Capitol Complex. The cooling tower has exceeded its expected life and is in poor condition. Leaks from the equipment are beginning to cause roof leaks in the building. Attempts to repair the equipment have kept the system operational but, if it fails, Capitol Complex cooling requirements will exceed the capacity of the second cooling tower. A new cooling tower will also provide more efficient operation. The agency reports the total projected cost of this project is \$279,400 and no additional annual operating costs will result from the project.
- (g) Summary 2-2007: JBRC Item 27. Budget and Control Board
Project: 9816, DSS Harden Street Building HVAC Units Replacement
Request: Establish project and budget (\$254,000 Other, Depreciation Reserve funds) to replace two roof-top HVAC units on the Budget and Control Board's DSS Harden Street Building that are obsolete and in poor operating condition. The units are original to the building, have exceeded their expected lives, and are inefficient and difficult to maintain. The units are unable to maintain acceptable indoor air quality for building occupants and equipment. The agency reports the total projected cost of this project is \$254,000 and no

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additional annual operating costs will result from the project.

- (h) Summary 2-2007: JBRC Item 28. Budget and Control Board
Project: 9817, Energy Facility Control Systems Replacement – Phase I
Request: Establish project and budget (\$355,800 Other, Depreciation Reserve funds) to replace the control systems at the Budget and Control Board's Energy Facility to maintain environmental conditions at five buildings. Controls for the Gressette, Wade Hampton, Dennis, Calhoun and Blatt Buildings will be replaced in Phase I. The existing control system is outdated and in poor repair. Parts are no longer available and the system continuously has operating problems. As the system continues to fail, the ability to effectively and efficiently maintain the environment of these buildings diminishes. The agency reports the total projected cost of this project is \$927,300 and no additional annual operating costs will result from the project.
- (i) Summary 2-2007: JBRC Item 29. Budget and Control Board
Project: 9818, Sims/Aycock Building Nine Air Handlers Replacement
Request: Establish project and budget (\$496,000 Other, Depreciation Reserve funds) to replace nine air handlers throughout the Budget and Control Board's Sims/Aycock Building. The air handlers are in poor operating condition, are inefficient, and require excessive maintenance. The replacements are necessary because of the natural aging of the property. The agency reports the total projected cost of this project is \$496,000 and no additional annual operating costs will result from the project.
- (j) Summary 2-2007: JBRC Item 31. Department of Disabilities and Special Needs
Project: 9799, Statewide – Community Facilities Upgrades/Preventive Maintenance Phase VII
Request: Establish project and budget (\$500,000 Excess Debt Service funds) to do preventive maintenance on community facilities statewide with emphasis on conversion renovations and upgrades for cost efficiency. The Department is converting the licenses on some of its 8-bed community facilities, which involve different life/safety codes. The work will include upgrading HVAC, fire alarm, electrical and lighting systems, replacing windows, modifying buildings for handicapped accessibility, installing exterior and interior vinyl protection, and addressing other building component repairs and replacements. The agency reports the total projected cost of this project is \$500,000 and no additional annual operating costs will result from the project.
- (k) Summary 2-2007: JBRC Item 32. Department of Disabilities and Special Needs
Project: 9800, Statewide – Data Network Upgrade
Request: Establish project and budget (\$400,000 Excess Debt Service funds) to upgrade the data communications network and infrastructure at DDSN's five

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institutional sites, including the Saleeby Center, and at the central office in Columbia. The work will involve replacing computer lines, cables and switches that are more than eight years old and are now obsolete. The networks have become slow, unreliable, expensive and difficult to maintain. The upgrade will allow for HIPAA compliance, remote management, control of unwanted internet traffic, and future computer network efficiencies. The agency reports the total projected cost of this project is \$400,000 and no additional annual operating costs will result from the project.

- (l) Summary 2-2007: JBRC Item 33. Department of Disabilities and Special Needs
Project: 9801, Midlands Center – Various Buildings HVAC Replacement
Request: Establish project and budget (\$375,000 Excess Debt Service funds) to replace the HVAC systems in five buildings on the Midlands Center campus. The work will include replacing ductwork and enhancing the ceiling tiles and grids. The existing HVAC systems are 20 to 30 years old and have reached the end of their life cycles. They are unreliable and parts are becoming harder to obtain. The agency reports the total projected cost of this project is \$375,000 and no additional annual operating costs will result from the project.

BOARD ACTION REQUESTED:

Approve permanent improvement project establishment requests and budget revisions. All items have been reviewed favorably by the Joint Bond Review Committee

ATTACHMENTS:

Attachments